

## LINCOLN CITY/LANCASTER COUNTY PLANNING STAFF REPORT

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**P.A.S.:** Street and Alley Vacation #02015

**DATE:** Nov. 21, 2002

**SCHEDULED PLANNING COMMISSION MEETING:**

**DATE:** December 11, 2002

**PROPOSAL:** To vacate the north-south alley from the north line of L Street to the vacated east-west alley in Block 84, Original Plat of Lincoln.

**LAND AREA:** 1,420 square feet, more or less.

**CONCLUSION:** This alley vacation is in conformance with the 2025 Comprehensive Plan.

<b><u>RECOMMENDATION:</u></b>	Conforms to the Comprehensive Plan
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**GENERAL INFORMATION:**

**LEGAL DESCRIPTION:** The north-south alley from the north line of L Street to the vacated east-west alley in Block 84, Original Plat of Lincoln.

**LOCATION:** Approximately 8<sup>th</sup> and L Streets.

**APPLICANT:** BFP, Ltd.  
c/o Associated Tax Appraisers  
P.O. Box 56561  
Houston, TX 77256-6561

**OWNER:** same as Applicant

**CONTACT:** Peter Katt  
1045 Lincoln Mall, Ste. 200  
Lincoln, NE 68509

**SURROUNDING LAND USE AND ZONING:**

North:	Industrial	I-1 Industrial
South:	Offices	I-1 Industrial
East:	Industrial	I-1 Industrial
West:	Industrial, office	I-1 Industrial

**HISTORY:** No relevant history.

**COMPREHENSIVE PLAN SPECIFICATIONS:**

The 2025 Comprehensive Plan shows this area as Industrial. (F 25)

**UTILITIES:** Utilities are available.

**TRAFFIC ANALYSIS:** L Street, which this alley takes access from, is currently identified in the 2025 Comprehensive Plan as a Local street. (E 49) The future classification of this street is also Local. (F 103)

**ANALYSIS:**

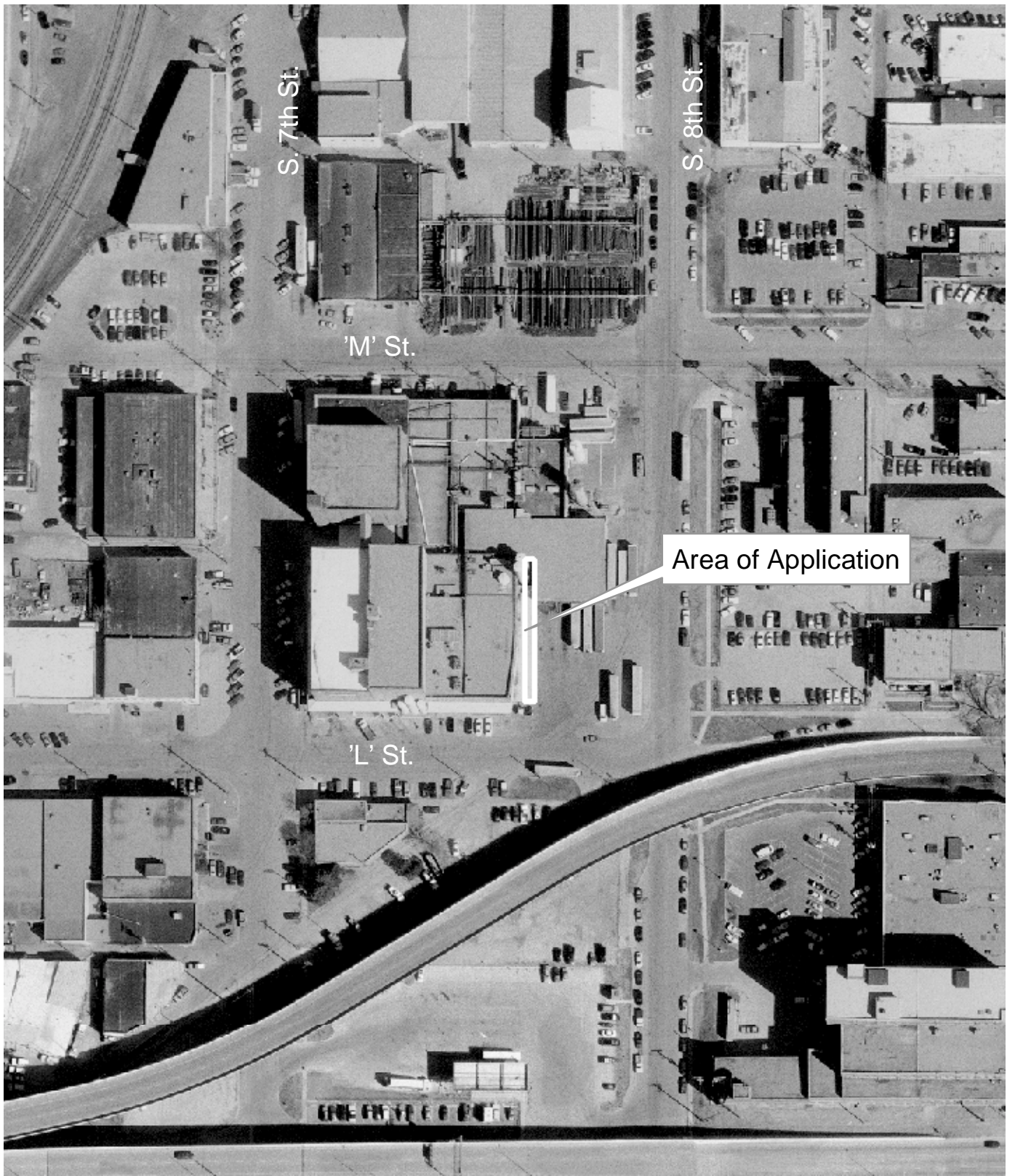
1. This is a request to vacate the north-south alley from the north line of L Street to the vacated east-west alley in Block 84, Original Plat of Lincoln.
2. The Applicant desires to obtain this land vacation in order to better utilize the existing dairy plant.
3. Applicant's dairy plant occupies nearly the entire block. This portion of alley is the only one yet to be vacated within this block.
4. Applicant is willing to purchase that portion of the vacated alley that abuts its property.
5. There are no utilities located in this alley, therefore no easements will be required.
6. The vacation of this alley will not create lots that do not front upon and have access to a public street, as required by the Land Subdivision Ordinance.

**BEFORE THE VACATION REQUEST IS SCHEDULED ON THE CITY COUNCIL AGENDA THE FOLLOWING MUST BE COMPLETED:**

1. The provisions of Chapter 14.20 of the Lincoln Municipal Code are met.

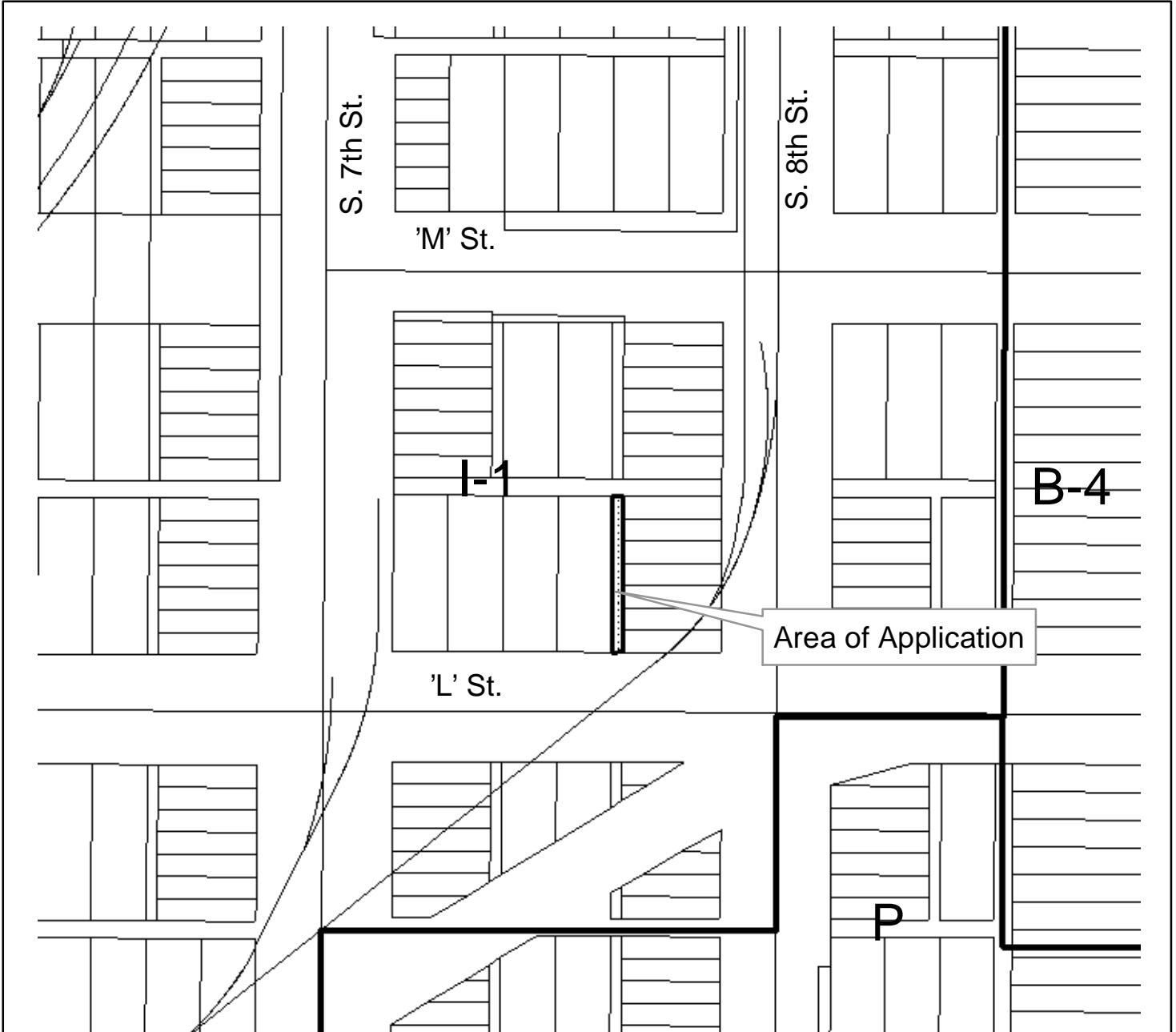
Prepared by:

Greg Czaplewski  
Planner



**Street & Alley Vacation #02015**  
**S. 8th & 'L' St.**



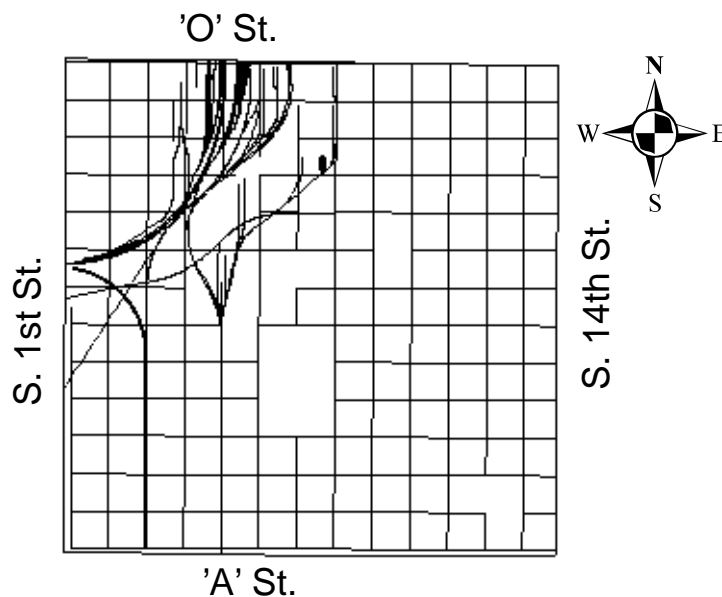
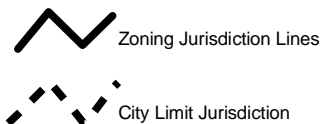


# **Street & Alley Vacation #02015** **S. 8th & 'L' St.**

## **Zoning:**

R-1 to R-8	Residential District
AG	Agricultural District
AGR	Agricultural Residential District
R-C	Residential Conservation District
O-1	Office District
O-2	Suburban Office District
O-3	Office Park District
R-T	Residential Transition District
B-1	Local Business District
B-2	Planned Neighborhood Business District
B-3	Commercial District
B-4	Lincoln Center Business District
B-5	Planned Regional Business District
H-1	Interstate Commercial District
H-2	Highway Business District
H-3	Highway Commercial District
H-4	General Commercial District
I-1	Industrial District
I-2	Industrial Park District
I-3	Employment Center District
P	Public Use District

One Square Mile  
 Sec.26 T10N R6E



# Lincoln



# Nebraska's Capital City

November 5, 2002

Lincoln City/Lancaster County  
Planning Commission  
Lincoln, NE 68508


RE: Vacating the North-South Alley from the North Line of "L" Street to the Vacated East-West Alley in Block 84, Original Plat of Lincoln

Dear Ladies and Gentlemen:

The Department of Public Works and Utilities has received a proper petition from BFP Ltd., owners of the west 55 feet of Lots 1 through 7, Lincoln Land Company's Subdivision of Lots 11 and 12, Block 84 Lincoln and Lot 10, Block 84, Lincoln to vacate the above described public right-of-way. Petitioner is requesting this vacation for dairy plant purposes.

There are no utilities in this alley, therefore no easements will be required. Public Works recommends approval of this vacation request. This vacation contains an area of 1,420 square feet, more or less.

Sincerely,



Byron Blum  
Engineering Services

cc: Mayor Wesely  
Allan Abbott  
Marvin Krout  
Marc Wullschlegler  
Roger Figard  
Nicole Fleck-Tooze  
Joan Ross  
Randy Hoskins  
Clint Thomas  
Dana Roper

1. St Vac Ltr ldm wpd

